
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Anacostia Historic District	(x) Agenda
Address:	1238-1240 V Street SE	() Consent
		(x) Concept
Meeting Date:	February 25 th , 2021	(x) Alteration
Case Number:	21-047	() New Construction

Owners Tenzin Jigme and Lochoe Dhoyonsang, with plans prepared by Adam Crain of 2Plys, return to the Board with a revised concept for construction of a two-story, two-unit duplex on a vacant lot in the Anacostia Historic District.

When reviewed in January, the Board found the general concept to be compatible with the historic district contingent on revisions to the porch to reduce the masonry and lower the railings. The Board asked for the project to return for further review.

Proposal

The project calls for construction of a double rowhouse in a modern interpretation of a typical brick rowhouse type. The building would be two stories with two mirrored projecting bays flanking a centered entrance. The building would be set back from the property line of the neighboring properties. The front entrance would be accessed by a double staircase up to a traditional-style porch with two separate entryways. The aluminum clad windows are shown as punched along the side elevations and above the entry; the bay fenestration shows punched glass windows flanked by double hung windows. The rear elevation shows a first-floor terrace with an areaway at the basement level. A parking pad for two cars would be located off the alley with four roll-up doors along the rear property line to be constructed behind a brick wall.

Evaluation

The plans have been revised to respond to the Board's recommendations to lower the height of the railings, altering the porch, and removing the retaining wall at the front yard. However, as the plans continue to be developed, a few additional revisions are recommended:

- 1) Brick piers should be added at the corners of the concrete porch slab, with wooden slats or more traditional lattice panels inserted between the piers. Extending the brick piers up on top of the concrete slab to receive the railings should also be considered.
- 2) HPO remains concerned that an exposed wood railing and stairs is not going to weather well. Substituting metal railings and a concrete stair with brick knee walls is recommended.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the historic district, contingent on the revisions outlined, and that final construction approval be delegated to staff.

Staff Contact: Imania Price